



05th June, 2023

To,
Twenty Five South Realty Limited
Hindoostan Mills Compound,
Kashinath Dhuri Marg,
Off Veer Savarkar Road,
Prabhadevi, Mumbai-400025

Dear Sir

Subject: EMCUMBRANCE CERTIFICATE

This is to certify that the properties/ land(s) (as more particularly detailed hereunder) on which (or part thereof) the project which has been registered in terms of Real Estate Regulation & Development Act, 2016 is being/ shall be developed, and the receivables from such properties and the project have been mortgaged/ encumbered/ charged by Twenty Five South Realty Limited as per the details below mentioned.

1. Debenture Trust cum Mortgage Deed between Twenty Five South Realty Limited as the Issuer and Catalyst Trusteeship Private Limited as Debenture trustee for Rs.4,25,00,00,000/- (Rupees Four Hundred and Twenty Five Crores only) dated vide registration no. BBE3-10405-2020 dated 24th December, 2020 which facility has been fully repaid except for residual debentures.
2. Junior Debenture Trust cum Mortgage Deed between Twenty Five South Realty Limited as the Issuer and Catalyst Trusteeship Private Limited as Debenture trustee for Rs. 9,74,00,00,000/- (Rupees Nine Hundred and Seventy Four Crores only) dated vide registration no. BBE3-10403-2020 dated 24th December, 2020.
3. Previous Loan between India Bulls Housing Finance Limited and Twenty Five South Realty Limited for Rs.10,02,00,00,000/- (Rupees One Thousand and Two Crores only) dated vide registration no.BBE4-2563-2018 dated 9th March, 2018 had been fully satisfied/ closed as per the Deed of Release of Mortgage dated 24th December, 2020 vide registration no.BBE3-10399-2020.
4. Amended Debenture cum Trusteeship Deed has been executed vide registration no. BBE-3-9030/2/26/2022 dated 17/05/2022 has been executed between Twenty Five South Realty Limited and Catalyst Trusteeship Limited for additional funds of 350,00,00,000/- (Rupees Three Hundred and Fifty Cores only) in the form of senior, secured, redeemable and non- convertible Additional Debentures.
5. Registered Subservient Debenture Trust cum Mortgage Deed executed between Twenty Five South Realty Ltd. and Catalyst Trusteeship



ASHWIN S. VASISTA

BLS, LLB

Limited bearing serial number BBE- 5-1529/9/134-2023 dated 01st February, 2023 amounting Rs. 140,00,00,000/- (Rupees One Hundred Forty Crores only) in the form of Subservient, Secured, Unlisted redeemable and Non-Convertible Debentures.

6. Registered Amendment and Restatement Agreement relating to Debenture Trust Cum Mortgage Deed executed between Twenty Five South Realty Ltd. and Catalyst Trusteeship Limited bearing serial number BBE-3-10732-2023 dated 01st June, 2023 amounting Rs. 14,00,00,00,000/- (Rupees Fourteen Hundred Crores only) in the form of Senior, Unlisted, Unrated Secured, redeemable and Non-Convertible Debentures.

DESCRIPTION OF THE PROPERTY

All that piece and parcel of land admeasuring about 21,489.30 sq. mts. bearing final Plot No 1211 of TPS IV of Mahim Division and corresponding to C. S. No. 57, 2/6, 3/6, and 1/27 of Mahim Division laying and being situated at Yadav Patil Marg, off. Veer Savarkar Marg, Prabhadevi, Dadar (west) Mumbai (hereinafter referred to as "**Property**") and bounded as follows:

- On or towards North by : Yadav Patel Lane and F.P. NO 1201 & 1212;
- On or towards South by : F.P. NO 1222, 1219 & 1217;
- On or towards West by : Yadav Patel Lane and F.P. NO 1210 & 1204; and
- On or towards East by : 12.19 meters Road and F.P. NO 1215, 1214, 1213 & 1212.

together with all the present and future FSI arising out of the property and all the present and future structures and buildings constructed thereon all the present and future all rights, title and/or interest of the issuer therein together with the project (including all unsold units and all such units, the sale of which is cancelled, revoked or reversed, on and from the date such cancellation, revocation and/or reversal as the case may be).

Place: Mumbai

Ashwin Vasista
Advocate